

Holiday house built in 1975 with approx. 47 m<sup>2</sup> living area plus a winter-insulated glazed conservatory of approx. 8 m<sup>2</sup> added in 2003. Heating via a new air-source heat pump, efficient wood-burning stove and some direct electric heating. Fibre broadband installed. Water from a dug well with plentiful, good-quality supply; drainage to a three-chamber septic tank with infiltration from 2009. Basement room with workshop area and storage. Large natural plot of 6 620 m<sup>2</sup> in a completely private location, at the very end of a dirt road, surrounded by mixed woodland with lovely open views over the surrounding meadows. Approx. 400 m to Lake Köphultasjön. 750 m from the E4 motorway (which can be heard depending on weather, wind and season). Approx. 8 km to Markaryd town centre and approx. 70 km to Helsingborg.

Video Tour: <https://youtu.be/F7qlzDX9z54>

Price: SEK 1 250 000 (approx. EUR 114 000)

Description: <https://www.oedegaarde.dk/Beskrivning/CMFRITIDSHUS5M6IO752N023GTE8>

Yxenhult 7358 near Markaryd is a well-maintained holiday house in a secluded, nature-close setting on a generous plot. Built in 1975 with approx. 47 m<sup>2</sup> living space, it retains its authentic 1970s character throughout but benefits from a glazed conservatory of approx. 8 m<sup>2</sup> (2003) and a large terrace of approx. 30 m<sup>2</sup> from the same year. The exterior is clad in horizontal wood panelling, the roof has the original concrete tiles in good condition, and plastic gutters. Windows are double-glazed coupled units. The electrical system has a mix of older ceramic fuses and modern circuit breakers serving the conservatory. Heating is provided by a new air-source heat pump (Panasonic 2025, app-controllable), an efficient wood-burning stove with glass door (most recent fire safety inspection 2023), plus direct-acting electric heaters. Water is supplied from the property's own dug well with filter and good quality (analysis 2007 – no remarks). Drainage is to a three-chamber septic tank with infiltration (2009). Fibre optic cable is installed (currently inactive subscription). Entrance hall with wood-laminate flooring and wood panelling in the ceiling. Bathroom almost in original condition with fitted carpet (not wet-room standard) over masonite, WC, washbasin in period green, shower corner with cabin tray and tiled walls. Water filter, pressure tank and 50-litre water heater are also located here (water pump is down in the well). Guest bedroom / children's room with fitted carpet, masonite ceiling, electric heating, bunk beds and built-in wardrobe. Larger bedroom with fitted carpet, wallpapered walls, masonite ceiling and ample wardrobe space. Open-plan kitchen and living room with wood panelling on walls and ceiling, wood-laminate flooring (minor damage by the conservatory door). Kitchen close to original layout with newer fridge-freezer (c. 2020), older electric cooker and extractor hood (Husqvarna) and plenty of cupboards. Living area with dining space and sofa corner, air-source heat pump and wood-burning stove with glass door. Conservatory with plank floor, sliding doors, room for a seating group and fine views over the plot and meadow. External access to the basement which has concrete floor slabs, sink, floor drain, workbench and storage. Most furniture and loose items can be purchased separately or included by agreement with the seller.

The plot has plentiful stacks of firewood – enough to be self-sufficient for many years. The basement serves as storage and workshop. There are no other detached outbuildings, but it is possible to erect, for example, a guest cottage (15 m<sup>2</sup> planning-exempt building) or an Attefall house (30 m<sup>2</sup> Swedish planning-exempt building), if desired.

6 620 m<sup>2</sup> natural plot comprising meadow and mixed woodland with southerly views over open fields. Plenty of light and air around the house. Extremely private location at the end of a short no-through road off a gravel lane, with only one neighbour approx. 250 m away (not visible). Unrestricted views over surrounding woodland and meadows. Road noise from the E4 (750 m from the new road, 250 m from the old) can sometimes be heard depending on weather, season and wind direction, but is not particularly disturbing. The roads lie to the east and prevailing winds are from the west, so it is less noticeable. Approx. 400 m to Lake Köphultasjön with simple bathing and boat-spot (rowing boat may be included). Approx. 6 km to several bathing places at Lake Fedingesjön.

Approx. 8 km to Markaryd with shops, services, several lakes and good walking trails. Approx. 15 km to Wittsjö golf club, approx. 25 km to Vallåsen ski slope and bike park, and to Kungsbygget adventure park on the Hallandsås ridge. Approx. 70 km to Helsingborg and approx. 125 km to Malmö.